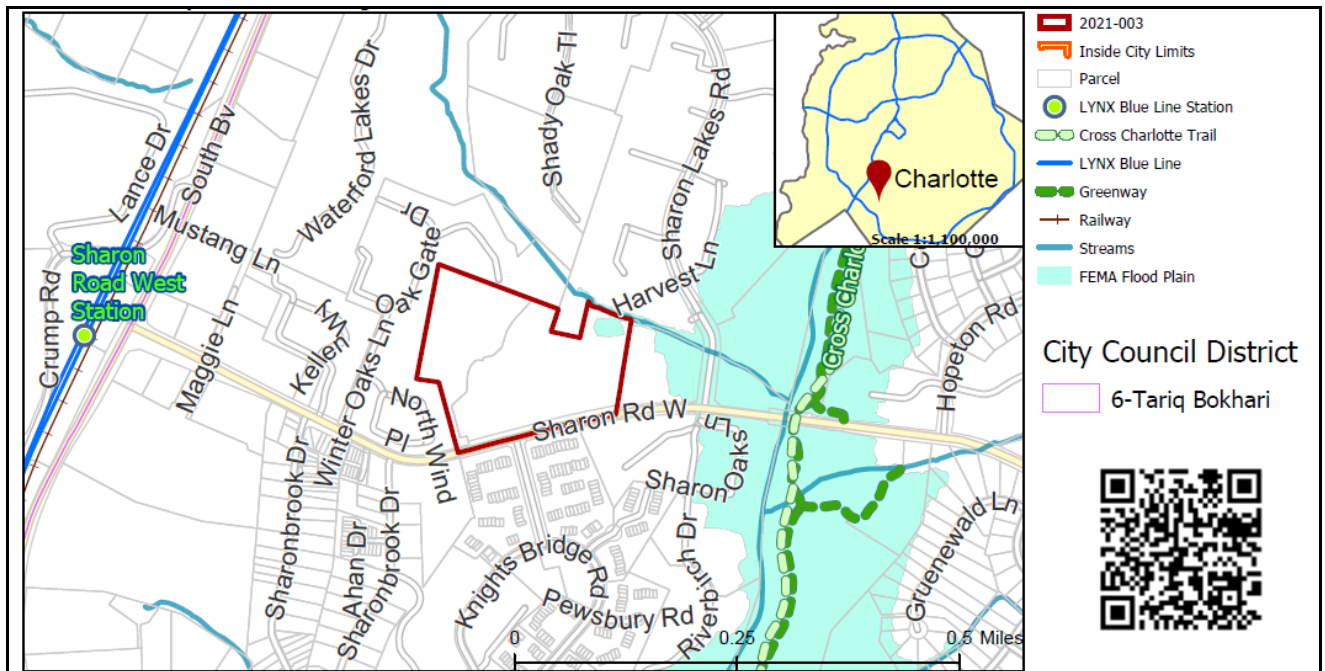


REQUEST

Current Zoning: R-17MF (multi-family residential)
Proposed Zoning: MUDD-O (mixed use development, optional) with 5-year vested rights.

LOCATION

Approximately 19.78 acres located on the north side of Sharon Road West, east of South Boulevard, and west of Park Road



SUMMARY OF PETITION

The petition proposes to allow institutional and accessory uses including expansions of the existing institutional use known as the HopeWay foundation facilities.

PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE COMMUNITY MEETING

HopeWay Foundation
HopeWay Foundation
Collin Brown/ Brittany Lins, Alexander Ricks

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 9.

STAFF RECOMMENDATION

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *Sharon & I-485 Transit Station Area Plan* recommendation for institutional use.

Rationale for Recommendation

- The petition limits the allowed uses to institutional uses and associated accessory uses.
- The proposal allows the redevelopment and expansions of portions of the site.
- The site is surrounded by multi-family residential and the site plan provides a 75 foot wide buffer around the perimeter of the site.
- The institutional use provides services to the community.

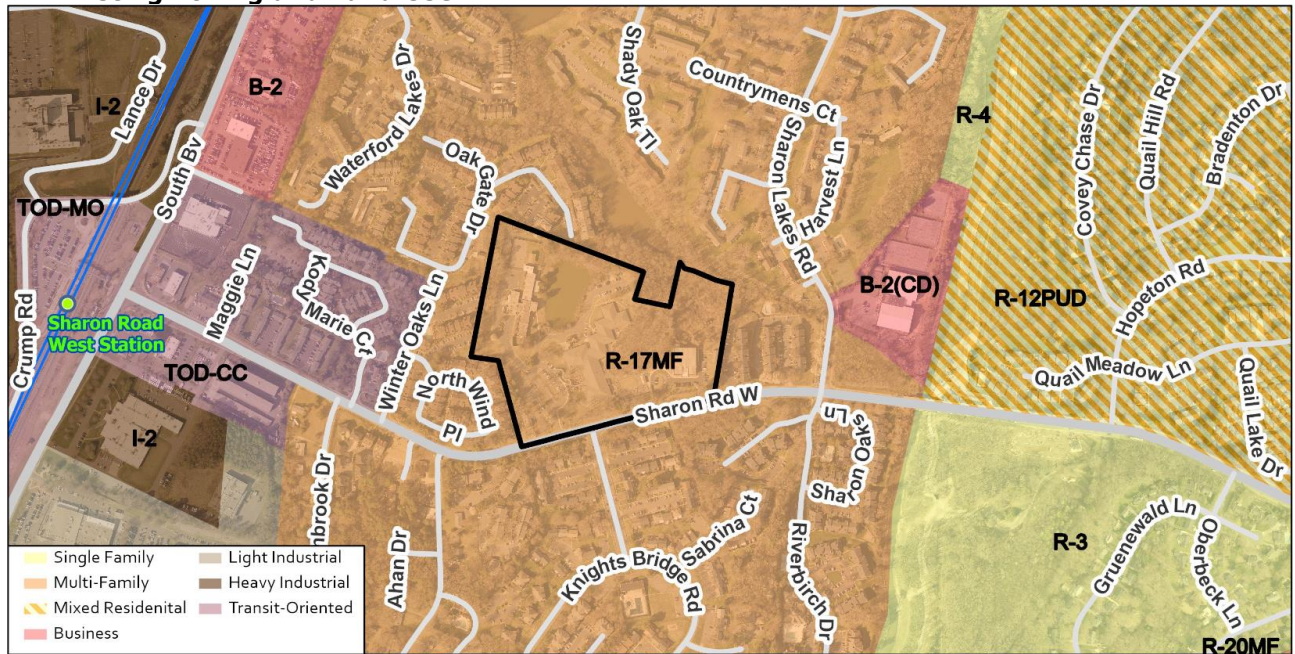
PLANNING STAFF REVIEW

• Proposed Request Details

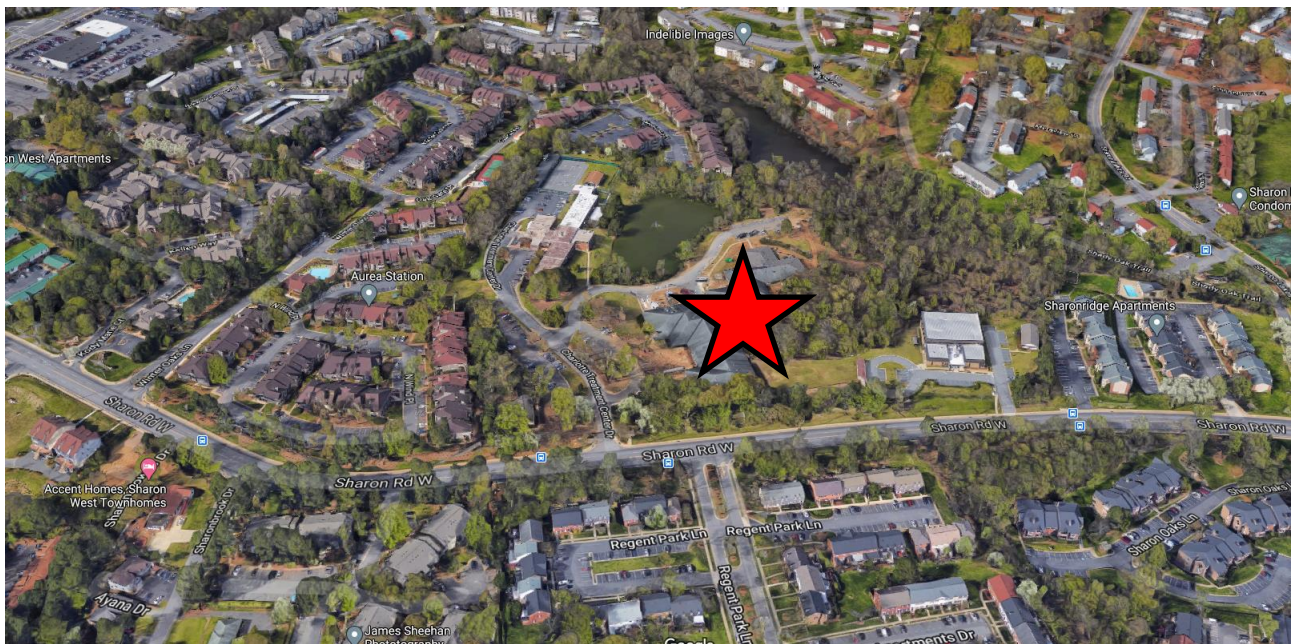
The site plan accompanying this petition contains the following provisions:

- Indicates two redevelopment areas on the east and west side of the existing facility.
- Limits the permitted uses to institutional uses and associated accessory uses allowed in the MUDD (mixed use development district).
- Allows a maximum building height of 60 feet.
- Installs 8 foot planting strip and 12 foot multi-use path and a CATS bus waiting pad along Sharon Road West.
- Provides a number of architectural standards including specified building materials, standards for massing, articulation and modulation, roof forms, ground floor transparency and limits on blank walls.
- Requests optional provision to allow parking and maneuvering between the building and streets to remain.

• Existing Zoning and Land Use



There is a mixture of uses in the general area. Lower density signal family attached and detached residential is located to the east north and south of Sharon Road West. There are multi-family uses surrounding the site. Commercial uses are located along South Boulevard.



The site (indicated by red star below) is currently developed with institutional uses.



East of the site, on the north side of Sharon Road West is multi-family residential use.



South of the site, across Sharon Road West is multi-family residential and townhomes.

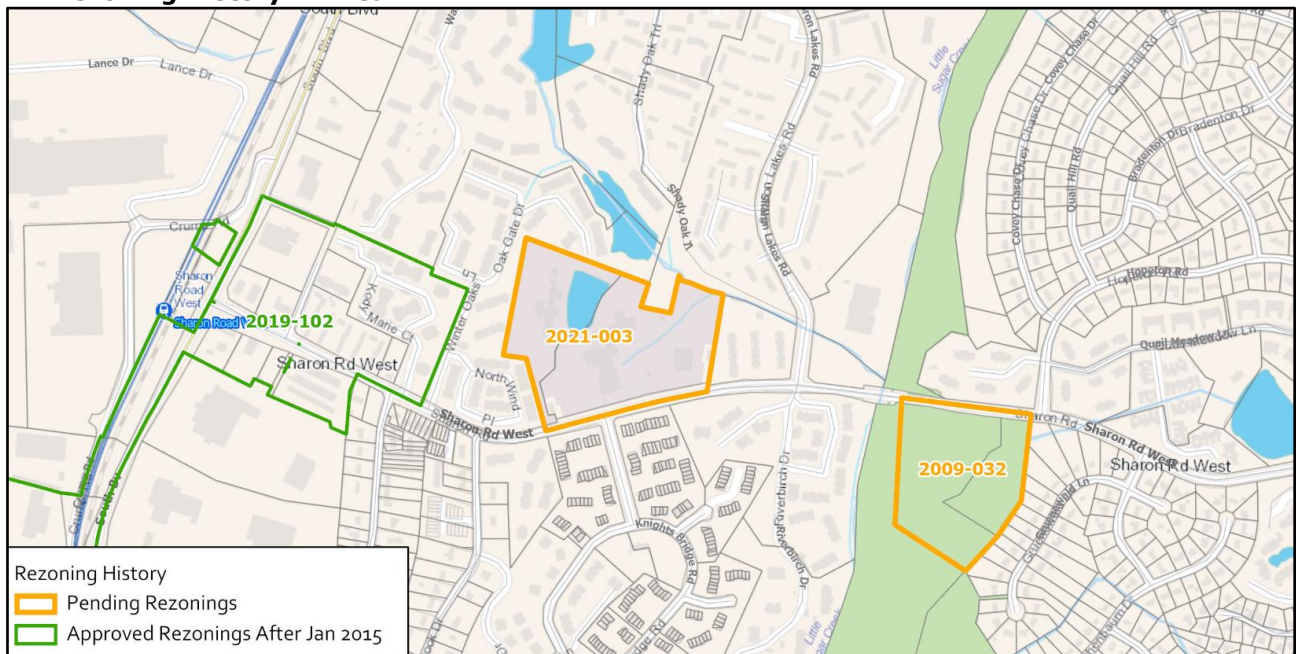


West of the site, on the north side of Sharon Road West is multi-family residential use.



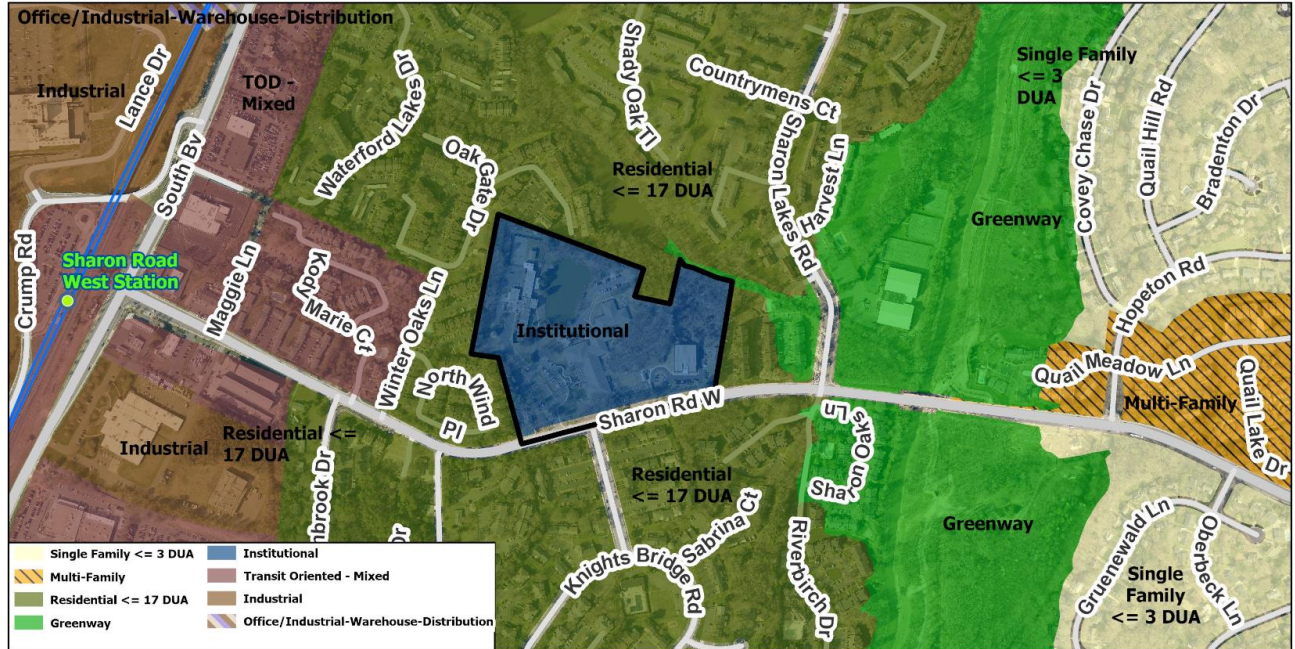
North of the site is multi-family residential uses located off Sharon Lakes Road.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2009-032	Proposed rezoning from R-3 to INST to allow a branch Library, nature center and passive recreation.	Indefinite Deferral
2019-102	Rezoning for 1,771 acres along the Light-rail line to align TOD zoning with transit station area recommendations.	Approved

- **Public Plans and Policies**



- The Sharon & I-485 Transit Station Area Plan (2009) recommends institutional use for the site.

- **TRANSPORTATION SUMMARY**

- The site is located on a City-maintained Major Thoroughfare (Sharon Road). The Petitioner has relocated back of curb 30' from centerline of Sharon Road and is providing a 12-foot shared-use path to allow for improved pedestrian connectivity in the area, as well as a waiting pad in conjunction with CATS bus stop number 29080. Site plan revisions are needed to address the outstanding request for rights-of-way set at 2' behind back of sidewalk where feasible.
- **Active Projects:**
 - No Active Projects at this time.
- **Transportation Considerations**
 - ~~See Outstanding Issues, Note 2-~~ Addressed
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: No data (based on existing institutional facility).
 - Entitlement: 1830 trips per day (based on 336 multi-family dwellings).
 - Proposed Zoning: No data (based on proposed institutional facility).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Sharon Road West. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Sharon Road West. No outstanding issues.
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** See advisory comments at www.rezoning.org
 - **Urban Forestry:** No outstanding issues.

- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUESSite and Building Design

1. ~~Provide the existing, new square footage and total square footage allowed on the site.~~ Staff rescinded this request.

Transportation

2. ~~CDOT requests that right-of-way be set 2 feet behind the sidewalk where feasible.~~ Addressed

REQUESTED TECHNICAL REVISIONSSite and Building Design

3. ~~Amend the Development Summary table to state "Institutional" use as the existing use and remove required buffer and description as the provided buffer is required per the conditions of the rezoning plan.~~ Addressed

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: John Kinley (704) 336-8311